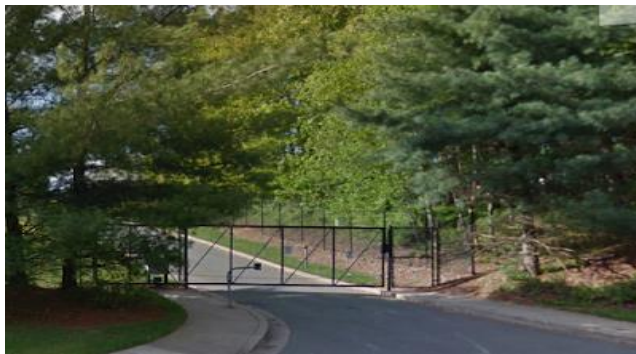




## PRIME MIXED USE DEVELOPMENT SITE FOR SALE

13.71 ACRE MIXED USE DEVELOPMENT SITE FOR SALE IN GAITHERSBURG MARYLAND



**The U.S. General Services Administration** has initiated the process to sell a parcel of land totaling 13.71 acres located at 770 Muddy Branch Road in Gaithersburg, Maryland.

**Prime Development Site.** The development site is located in the highly desirable Gaithersburg submarket of Montgomery County, Maryland. The site is adjacent to shopping, housing, schools and recreational amenities. Access to major roads and employment centers including the 1-270 Life Sciences corridor is unparalleled.

**Excellent Development Potential.** The lack of large development sites and flexible MXD zoning in the City of Gaithersburg creates an excellent opportunity for homebuilders and developers.

**Bidding Process and Timeline.** To register for additional information please click on the link below. The Invitation for Bid (auction solicitation) and due diligence materials are located on the GSA auction website below. The property will be sold via on-line auction, and information on that process can be found on the website.



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### EXECUTIVE SUMMARY

770 Muddy Branch Road is a prime development opportunity offered for sale through GSA's online auction process. The site is located on the west side of Muddy Branch Road, just north of Great Seneca Highway, in the highly desirable City of Gaithersburg in Montgomery County Maryland. Excellent road access and close proximity to public transportation enhance the site's value.

The site has extensive frontage along Muddy Branch Road, a major north south route in the northern part of Montgomery County. I 270, I 370 and the Intercounty Connector are less than 2 miles from the site.

Immediate neighbors include Muddy Branch Square, a 110,000 square foot Giant Food anchored shopping center which abuts the site to the south, Lakelands Ridge to the southwest and Timberbrook, a garden style condominium community located immediately north of the site.

The City of Gaithersburg promotes mixed use development through the MXD zone, which is the current zoning for the subject property. Several large and notable mixed use projects in Gaithersburg include The Kentlands, Lakelands, Washingtonian Center and Crown. All of these communities feature a neotraditional, pedestrian friendly approach to development, integrating retail, commercial and residential uses. Crown, a 180 acre urban master planned community is a recent MXD development in Gaithersburg and located less than a mile from the subject site.

Montgomery County has 1.06 million residents and is ranked among the most affluent and highly educated populations in the country. With an extensive public sector employment base, including the National Institutes of Health, National Institute for Standards and Technology, the Federal Drug Administration and Department of Energy, Montgomery County enjoys a healthy mix of public and private sector employment.

An area of exceptionally strong private sector employment in Montgomery County is biotechnology, and the life sciences industry has exploded in funding and development activity over the last few years. With dozens of biotechnology companies including GlaxoSmithKline, Novavax, Emergent BioSolutions and AstraZeneca all located along the I 270 corridor, and dozens of other Contract Research Organizations (CROs) also located nearby, this area is poised for continued expansion.

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### INVESTMENT HIGHLIGHTS

770 Muddy Branch Road is a 13.71 acre site being offered for sale through GSA's on line auction site, RealEstateSales.gov.

The auction process allows for interested parties to bid on and potentially acquire the property in a transparent, expedited process. Unlike traditional property sales where the price and terms of competing offers are unknown, GSA's online auction provides interested groups with a high level of control over the bidding process.

Bidders are required to post a \$500,000 deposit and the minimum bid for the property is \$2,000,000.

The property is being sold AS IS, WHERE IS. GSA has provided numerous due diligence documents on the property for review by potential bidders. The documents can be viewed on the auction website.

The property is currently vacant, allowing for immediate implementation of redevelopment plans following approvals through the City of Gaithersburg.

A lack of development lots and extraordinary demand for all types of housing creates an excellent opportunity for homebuilders and developers. The MXD zoning provides for flexibility in the mix of uses, density and layout.

The property benefits from an exceptional location, strong road network and close proximity to numerous successful mixed use planned communities.

